

**TOWN OF DAVIE
WORKSHOP MEETING
APRIL 15, 2004**

The meeting was called to order at 5:47 p.m. Present were Mayor Truex, Vice-Mayor Paul, Councilmembers Crowley, Hubert and Starkey (departed at 7:04 p.m.). Also present were Town Administrator Willi, Town Attorney Kiar, and Assistant Town Clerk McDaniel recording the meeting.

Planning and Zoning Manager Fernando Leiva continued the discussion from the April 2, 2004 workshop on the EAR report. He advised that the issues being addressed would include preservation and acquisition of open space, the capital improvement plan, affordable housing, planning for economic vitality, and the 10-year water supply plan. Mr. Leiva reviewed the issues discussed at the previous workshop.

Urban Forester Mike Orfanedes referred to issue papers provided and advised that the discussion to follow concerned ways in which the Town could expand and improve its system of open space parks and trails in the midst of development pressure and fiscal constraints. He advised that one option was to continue purchasing open space parcels located in underserved areas, or where existing resources would not meet future demands, or where connectivity was needed. Another option was to discontinue the practice of land acquisition and work on improving the current parcels and facilities the Town already owned. Mr. Orfanedes advised that the Town would need to add another 638 acres of land to maintain the Town's current ratio of 22 acres per 1,000 residents. He stated this expansion would be a challenge if the Town expected to use public sector dollars. Mr. Orfanedes voiced the following questions for consideration: 1) did the Town want to maintain agriculture; 2) could a combination of tax incentives and conservation easements help preserve some agricultural operations; 3) would a small agricultural museum or farm save some agricultural acres; 4) did the current system of open space provide enough habitat for endangered species; 5) did the Town have the connectivity needed within the current recreational trail system; 6) were the Town's facilities adequate for those with developmental disabilities; 7) were the sports parks strategically located for easy access to all residents; and 8) would upcoming wetland mitigation areas be developed in a way that would be appreciated by residents and visitors?

Mr. Orfanedes offered recommendations for these questions. One option was to map out current resources by doing a comprehensive inventory of existing open spaces, parks, trails, tree canopies, lakes, wetlands, canals and improvements needed. An additional option was to aggressively pursue acquisition of a limited number of parcels that would address any deficiencies found when the comprehensive survey was done. An option was to establish an agricultural museum or working farm at the Old Davie School or at the new 61-acre park. Another option was to purchase strategically located parcels along utility easements to provide for seamless connectivity of the trail network. One option was to address maintenance of parks, trails and open space with a focus on reviewing hazardous conditions and maintenance practices.

Vice-Mayor Paul did not support the concept of discontinuing land acquisition. She did not want to eliminate the possibility of acquiring parcels in the future because they did not fit into the comprehensive plan. Vice-Mayor Paul felt a good option was to improve current

WORKSHOP MEETING
APRIL 15, 2004

facilities and putting agricultural usage back on the land use map. She was in favor of an incentive plan to establish property for agricultural history or museum usage, and partnering with other municipalities on common concerns. She felt the most helpful recommendation was the land trust, which needed to have an endowment built into it to support maintenance of open space areas. Vice-Mayor Paul felt it was essential to cover conservation of endangered species. She mentioned that Council had previously discussed making comprehensive plan amendments regarding Vista View Park. Vice-Mayor Paul advised that amendments were needed on land preservation qualifying criteria.

Councilmember Starkey voiced her concern about discontinuing open space acquisition. She spoke of the need for east-west connectivity and north-south connectivity of parcels on the east side. Councilmember Starkey suggested using more FPL easements for better east-west connectivity between Districts 1 and 2. She liked the idea of having a farm for agricultural and equestrian purposes. Councilmember Starkey added that it was appropriate for the PDRs to allow for downzoning as it related to amendments to the comprehensive plan. She felt maintenance went hand in hand with phasing in and existing mitigation of wetland parcels.

Councilmember Crowley agreed with the previous comments. He was in favor of purchasing FPL property for connecting east-west areas and wanted to see a canal system put in eastern portions of the Town. Councilmember Crowley also wanted to see the Town partner with the local water management district on improving drainage.

Mayor Truex was in agreement with previous comments and asked about the possibility of making AG a land use. He did not want to make it too difficult for a resident to request AG zoning for land usage. Mr. Leiva indicated that this could be done through a land preservation trust currently being established. He suggested identifying parcels that would be more suitable to the AG land use designation. Mayor Truex spoke of the comprehensive survey of current resources regarding some properties that were not accessible. Mr. Orfanedes indicated that accessibility would be criteria reflected in future efforts.

Councilmember Starkey suggested grouping voluntary rezonings together as open space recreation and conservation areas, if the parcels were dedicated in perpetuity to the Town. With regard to PDRs, she suggested that the Town have discussions with individual property owners requesting rezoning to AG, creating an agreement that would initiate a comprehensive land use plan at no cost to the residents.

Vice-Mayor Paul mentioned the consultant's request for a comprehensive plan for Vista View Park and asked if this would be included in the comprehensive plan. Mr. Willi responded that this was a separate process and advised that staff had some concerns about this as it was under county control. Development Services Director Mark Kutney indicated that in terms of the 60 acres at Vista View Park, the commercial zoning did not impact future planning efforts for the park. He stated that there were several pending amendments that could only be adopted twice per year. Mr. Kutney indicated that the Town was trying to segue way into the next round of amendments.

Councilmember Hubert asked where the monies would come from for maintaining new parks. Mr. Leiva indicated that the budget was getting tighter. He felt that if the Town had a commitment to continue acquiring property, all parties needed to work together to find creative ways to fund maintenance.

WORKSHOP MEETING
APRIL 15, 2004

Vice-Mayor Paul felt this was the reason why the land trust was important. Mr. Willi agreed that this was a good vehicle the Town might use. He spoke of issues related to buying passive sites that might eventually cost the Town much more money to develop based on residents' requests for recreational areas.

Councilmember Starkey suggested including a contingency requiring improvements be written into grants or paying up front for improvements and being reimbursed later. Mr. Willi was concerned about rising costs once a grant was received. He felt the Town could find a balance with the usage of a PDR to further fund a land trust. Mr. Orfanedes spoke of the Southeast Land Trust Conference and indicated many people were trying to find ways to save open space. Mayor Truex spoke of rising land costs and felt if the opportunity to buy land was presented, it was more of a priority than funding development of currently owned property.

Mr. Leiva stated that a major effort was coordinating the capital improvement element, which was part of the comprehensive plan with the capital improvement plan. He indicated that the capital improvement plan would include improvements for a five-year period.

Vice-Mayor Paul spoke of a previous time when the Town was given the option to have a trolley system to service Davie Road and the universities. She asked if this would be reconsidered in traffic circulation considerations. Councilmember Starkey understood that Nova Southeastern University had planned to include a transportation node inside the Community Redevelopment Agency (CRA). Vice-Mayor Paul wanted to bring this back into the downtown area, Davie Road area, and the new academical village.

Mr. Leiva indicated that he would look into grants available nationwide for shuttle systems and felt it was a good idea to list this in the comprehensive plan.

Planner Roberta Moore identified affordable housing needs and spoke of various staff recommendations outlined in issue papers provided. One recommendation was to expand affordable rental and ownership opportunities. Another recommendation was to ensure that at least 20% of residential developments offered affordable units for every project. A third option was to look at opportunities for infill and redevelopment, especially within the CRA area.

Mr. Leiva spoke of the establishment of a housing trust fund and suggested that money be set aside as part of the budget process. He added that some developers could pay money in lieu of a required number of affordable housing on a given project. A final option was to have a fee built into the development application to fund affordable housing.

Councilmember Starkey wanted to see a mixed-income component for redevelopment projects. She was in favor of the recommendation to include uses in the Regional Activity Center. Councilmember Starkey felt the Town needed to have long-range plans for mobile home communities, with future airport expansion concerns at hand.

Mr. Leiva indicated that he was not aware of how many properties the Town owned for possible affordable housing sites, but felt the Town could create partnerships with developers to build affordable homes with creative financing. He indicated that approximately 50% of the Town's population earned either the median or below the median household income, which was incompatible with rising housing costs. Councilmember Starkey felt mixed-income projects were viewed in a more positive light by residents.

WORKSHOP MEETING
APRIL 15, 2004

Mayor Truex spoke of special challenges with mobile homes. He was concerned that language stated in the recommendations implied moving occupants from mobile homes. Mayor Truex felt mobile homes had their purposes and was in favor of considering improving the substandard mobile homes up to standard.

Vice-Mayor Paul indicated that some residents had circumstances which prevented them from relocating out of mobile home communities. She agreed with the first and third recommendations and the affordable housing suggestion. Vice-Mayor Paul asked about incentives mentioned in the second recommendation. Mr. Leiva indicated that if every developer was required to provide affordable housing, they could pay or build units on other sites if they could not pay.

Councilmember Hubert asked who would give up the land for affordable housing. Mayor Truex indicated that with the trust fund, the Town would have money for land. He felt the issue was not where the land would be, but where density would increase. Mr. Leiva stated that Council had previously indicated its willingness to have staff look for specific sites to develop affordable housing. He asked that Council allow staff to look at two or three sites and develop a combination of different incentives. Mayor Truex indicated his approval.

Councilmember Hubert asked that the Town apply for the Florida Housing and Finance Grant as soon as possible. She asked if the Town would be willing to go into a partnership with Forman Enterprises on 110 acres in District 1, to be split 60% for commercial and 40% for affordable housing. Mayor Truex felt this might have some promise and wanted to see more details.

Mr. Leiva spoke of the need to create policies and tools that would encourage mixed types of units for moderate and lower income housing. He recommended re-focusing efforts to maintain mobile homes, and looking at specific sites for incentives for affordable housing.

Councilmember Starkey asked to be excused from the workshop to attend the League of Cities discussion. Council excused Councilmember Starkey.

Planner Brad Swing indicated that the Town's challenge was how to address maintaining its quality of life and indicated that the Town was running out of available land. He advised of preliminary recommendations including: encouraging attractive, stable and high quality commercial/mixed use developments; increasing economic vitality through public/private partnerships; assuring new commercial/industrial uses were appropriately located; and providing additional land use policies that would encourage infill development and redevelopment.

Vice-Mayor Paul indicated that some properties required more services. She asked about special taxing districts as a means for generating more funds and whether they would have to be outside the CRA. Mr. Willi indicated that there currently were special taxing districts inside the CRA. Councilmember Crowley advised that they were called Community Development Districts (CDD). Mr. Kutney stated staff could research this further and advised that there might be some requirements to be met.

Mayor Truex asked if the Town ever used special assessments. Mr. Willi indicated they were used often for utility improvements. He stated that each parcel had to be a willing

WORKSHOP MEETING
APRIL 15, 2004

participant and have a debt against their properties. In addition, he advised that the improvement needed to benefit the property that the assessment was levied upon. Mr. Willi felt the concept of a CDD was not bad from a municipal viewpoint. Councilmember Crowley felt that CDDs put additional burdens on residents.

Mr. Leiva indicated that a comprehensive package presented an ample opportunity for Council to provide feedback to staff. He advised that the Town would have to transmit the Evaluation and Appraisal Report to the Department of Community Affairs (DCA) by May 2005. Mr. Leiva stated that the comprehensive plan would be updated after this. Vice-Mayor Paul spoke of a sector-planning program.

With regard to the 10-year water supply plan, Mr. Leiva advised that the Town had a deadline of January 2005 and advised that a consultant was working on the water supply plan. He advised that the Town was facing a challenge because of different providers which affected the decision-making process. Mr. Leiva stated that staff would try to come up with a foundation to provide better coordination, in order to make sure residents would enjoy quality water and enough supply. He indicated that staff had recently met with neighboring municipalities and discussed some of the issues being considered. Mr. Leiva advised that staff would update its issue papers and transmit them to the DCA by the end of the month.

Vice-Mayor Paul asked if any portion of the utility report would be incorporated in the EAR document. Utilities Director Daniel Colabella indicated that these issues still needed to be resolved with the City of Sunrise. He stated that the Town was nearing the end of its 25-year plan established from the early 1980's. Mr. Colabella indicated that water plants were big enough inside service areas, but if the Town went outside service areas, it would need new plants. Councilmember Paul asked if the Town had to solve its problems first. Mr. Colabella responded in the negative, but advised that every five years, utility companies had to update their plans.

Mayor Truex felt the Town had the best tasting water in Broward county. Mr. Colabella indicated he could taste the difference and advised that the Town had just reconditioned the plant on Davie Road.

Councilmember Crowley asked if there was any pressure from the County to use the south regional well fields. Mr. Colabella indicated there would be, but that the water quality was disgusting. He advised that he had done a water study for a pre-treatment program and felt the Town might be able to use the system. Councilmember Crowley asked if the Town would meet the demands of the year 2020. Mr. Colabella responded in the affirmative but advised that the Town would have to raise rates in a few years. Councilmember Crowley asked if the Town was tied into Hollywood and Cooper City for emergency preparedness usage. Mr. Colabella replied in the affirmative.

Vice-Mayor Paul asked how staff envisioned the sector planning system being incorporated into the process. Mr. Kutney explained that the sector plan program served as a refinement. He recommended that it still be completed by the private sector with the Town having an overview or review role, with the exception of those cases where the Town was a landowner. Mr. Kutney stated that the program should be something that provided the Town

WORKSHOP MEETING
APRIL 15, 2004

with more definition as related to the development process. Vice-Mayor Paul requested that staff prepare another amendment for the next process. Mr. Kutney indicated that it would take time to implement this process. Vice-Mayor Paul asked how staff would fit a corporate park, technology or university partnership into the process. Mr. Kutney indicated that a corporate park would be an ideal candidate for sector planning but that environmental and traffic issues would have to be addressed.

There being no further business to discuss and no objections, the meeting was adjourned at 7:34 p.m.

Approved_____

Mayor/Councilmember

Town Clerk